All that tract or parcel of land lying and being in Land Lot 35 of the 5th District, Gwinnett Coun-District, Gwinnett County, Georgia being Lot 7,
Block A, Fall Creek, Unit
1 The Landing (F.K. A.
Pate Road S/D), as per
plat recorded in Plat
Book 83, Page 159, Gwinnett County, Georgia
records, which recorded
plat is incorporated herein by reference and in by reference and made a part of this de-

In by reference and made a part of this description. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorneys fees (notice of intent to collect attorneys fees having been given).

given).
Said property is commonly known as 2255 Village Centre Drive, Loganville, GA 30052 to gether with all fixtures and personal property attached to and constitute. tached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in posses-sion of the subject prop erty is (are): Subrinia Blanchard or tenant or

erty is (are): Subrinia Blanchard or tenant or tenants. Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation that the sale is not prohibited under the conduction of the sale is not prohibited under the conduction of the sale is not prohibited under the conduction of the sale is not prohibited under the conduction of the sale is not prohibited under the conduction and confirmation that the sale is not prohibited the sale is not prohibited to the sale is not pr

U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the station and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not sure documents may not confirmation and audit of the status of the loan as provided immediately

above.
U.S. Bank Trust National
Association, not in its individual capacity but
solely as trustee for
Martage Asset dividual capacity but solely as trustee for Legacy Mortgage Asset Trust 2021-GS5 as agent and Attorney in Fact for Subrinia Blanchard Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1216-2993A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-

BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1216-2993A 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1183 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by
Ronald Simms and
Michelle Simms to Taylor, Bean, & Whitaker
Mortgage Corp. dated
6/28/2000 and recorded in
Deed Book 20888 Page 6/28/2000 and recorded in Deed Book 20888 Page 148 and modified at Deed Book 31441 Page 105 Deed Book 40164 Page 105, Gwinneth County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation S/B/M Ocwen Loan Servicing, LLC, conveying the offer-described property to quirea by Phil Mortgage Corporation S/B/M Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$160,276.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ady of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOT 44 OF THE 5TH DISTRICT OF GWINNETT COUNTY,
GEORGIA, BEING LOT 5, BLOCK B, UNIT ONE,
DEER OAKS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 253,
GWINNETT COUNTY,
GEORGIA RECORDS, WHICH PLAT IS REFERED TO AND MADE A PART OF THIS DESCRIPTION.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and the possible events of default, failure to pay the indebtedness as and the page of the property of the page default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as 9075 Foreclosures provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor fees having been

given).
Said property is commonly known as 651 Deer monly known as 651 Deer
Oaks Drive,
Lawrenceville, GA 30044
together with all fixtures
and personal property attached to and constituting a part of said property, if any. To the best
knowledge and belief of
the undersigned, the party (or parties) in possession of the subject propsion of the subject property is (are): Ronald Simms and Michelle Simms or tenant or tenants.
PHH Mortgage Corporation is the entity or individual designated who
shall have full authority
to negotiate, amend and
modify all terms of the

to negotiate, amend and madify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold sublect to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien gainst the property whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might

not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

above.
PHH Mortgage Corporation S/B/M Ocwen Loan
Servicing, LLC as agent
and Attorney in Fact for
Ronald Simms and
Michelle Simms Aldridge
Pite, LLP, Six Piedmont
Center, 3525 Piedmont
Road, N.E., Suite 700, Atlanta, Georgia 30305,
(404) 994-7400.
1017-6061A

(404) 994-7400.
1017-6061A
THIS LAW FIRM MAY
BE ACTING AS A DEBT.
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-6061A
05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

GPN11
gdp1184
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Sale contained in a Secu-rity Deed given by Heather Sanford to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Mortgage Research Cen-ter, LLC dba Veterans United Home Loans, its successors and assigns dated 2/6/2018 and record-

erty: ALL THAT TRACT PAR-CEL OF LAND LYING AND BEING IN LAND LOT 206, 5TH DISTRICT, GWINNETT COUNTY,

LOT 206, 5TH DISTRICT,
GWINNETT COUNTY,
GEORGIA, BEING LOT
95, BLOCK A, HERITAGE CORNERS SUBDIVISION, AS PER
PLAT THEREOF
RECORDED IN PLAT
BOOK 137, PAGE 186188, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH

RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the

when due and in the manner provided in the Note and Security Deed.

Note and Security Deed.
The debt remaining in
default, this sale will be
made for the purpose of
paying the same and all
expenses of this sale, as
provided in the Security
Deed and by law, including attorneys fees (notice
of intent to collect attornews fees braying been

neys fees having been

property is

monly known as 919 Ar-

sion of the subject prop

es (including taxes which are a lien, but not yet due and payable), (b) un-

and payable, (b) and a paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the

WHICH PLAT IS

IY, RECORDS, RECORDED

day of said month), the following described property:
All that fract or parcel of land lying and being in Land Lot 128 of the 5th Land District of Gwinnett County, Georgia, being Lot 182, Block B of Breckenridge Club Subdivision, Phase VII, as perplat recorded in Plat Book 93, Page 91, Records of Gwinnett County, Georgia, which plat is by reference incorporated herein and made a part hereof. Parcel ID: R5128 348
The debt secured by said scurity Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 269 Rockingham Drive, dated 2/6/2018 and recorded in Deed Book 55695 Page 0140 and modified at Deed Book 56423 Page 29 Gwinnett County, Georgia records, as last Georgia records; as last transferred to or acquired by AmeriHome Mortgage Company, LLC, conveving the ofter-described property to secure a Note in the original principal amount of \$225,597.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said the falls and Faceback

Said property is commonly known as 269
Rockingham Drive, Loganville, GA 30052 together with all fixtures and personal property atached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Clement F. Francis or tenant or tenants. said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-

ants.
PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all

thority to negotiare, comend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpoid water or sewage paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accube disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning adinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above.

or to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

monly known as 919 Arbor Crowne Dr.,
Lawrenceville, GA 30045
together with all fixtures
and personal property attached to and constituting a part of said property, if any. To the best
knowledge and belief of
the undersigned, the party (or parties) in possession of the subject property is (are): Heather Sanford or tenant or tenants. Cenlar is the entity or in-Centar is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Centar Mortgage Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanadminis-tration.com 1-800-223-6527 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem tax-

provided immediately above.
PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Clement F. Francis Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 7400.
1120-23851A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1120-23851A
05/10/2023, 05/17/2023,
05/24/2023. 05/31/2023.

05/24/2023, 05/31/2023

9075 Foreclosures

Foreclosures

right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and

(e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

AmeriHome Mortgage Company, LLC as agent and Attorney in Fact for Heather Sanford Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1010-1980A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BUSED FOR THAT PURPOSE. 1010-1980A 05/10/2023, 05/17/2023, 05/7/24/2023, 05/7/2023, 05

Gpn11
gdp1204
NOTICE OF SALE UNDER POWER, GWINTT COUNTY
Pursuant to the Power of Sale contained in a Social

NETI COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by
Clement F. Francis to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Nations Direct
Mortgage, LLC dba Motive Lending, its successors and assigns dated
1/8/2018 and recorded in
Deed Book 55648 Page
0597 and modified at
Deed Book 55998 Page
154 Gwinnett County,
Georgia records; as last
transferred to or
autired by PENNYMAC
LOAN SERVICES, LLC,
conveying the after-described property to secure a Note in the original principal amount of
1371 970 00 with interest

cure a Note in the original principal amount of \$171,830.00, with interest at the rate specified therein, there will be sold by the undersigned therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of soid county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

Gpn11
gdp1215
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Ruben L. Bermeio to Perimeter Mortgage Funding Corporation dated 8/27/1999 and recorded in Deed Book 19163 Page 185 and modified at Deed Book 54158 Page 757 Gwinneth County, Georgia records; a last transferred to or acquired by UMB BANK, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I, conveying the after-described property to secure a Note in the original principal amount of 1316,736.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of said month unless said date falls on a Federal beldiday in which care Holiday, in which case being the first Wednes-day of said month), the following described prop-

day of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 173 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEINGS, UNIT ONE, AS SHOWN AND DESIGNATED ON A PLAT THE CERK'S OFFICE FOR THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO THE METES, BOUNDS AND LOCATION OF SAID PROPERTY.

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy

hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been given).

neys fees having been given). Said property is commonly known as 939 Indian Way, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are). Ruben L. Bermeio and Candelaria Bermeio or tenant or tenants.

or tenants.
Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection. standing ad valorem tax-

any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

UMB BANK, National

above.
UMB BANK, National Association, not in its in-Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I as agent and Attorney in Fact for Ruben L. Bermeio Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (JAd) 994-7400

Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1263-2996A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR AT
TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1263-2996A
05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023. Gpn11

gdp1231 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by Owen
T Kenan Jr to Generation Mortgage Company
dated 1099/2007 and
recorded in Deed Book
48424 Page 0804 Gwinnett
County, Georgia records;
as last transferred to or
acquired by US Bank
Trust National Associaacquired by US Bank Trust National Associa-tion, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, conveying the afterde-scribed property to se-cure a Note in the origi-nal principal amount of \$223,500.00, with interest at the rate specified therein, there will be at the rate specified therein, there will be sold by the undersigned sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county),

within the legal hours of within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

Foreclosures

9075

9075

erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 52 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-

ATH DISTRICT WINNETT COUNTY, GEORGIA, BEING LOT 32, BLOCK B, PLANTATION FOREST SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 41, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 2341

neys tees naving been given).
Said property is commonly known a 2341
Boone Place, Snellville,
GA 30078-4148 together with all fixtures and personal property attached to and constituting a part of said property, if any.
To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Owen T Kenan Jr or tenants. Owen I Kenan Jr or ten-ant or tenants. Fay Servicing, LLC is the entity or individual designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mort-gage.

gage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 503 14009 1-800-495-7166
Note, however, that such
natity or individual is not
required by law to negotiate, amend or modify
the terms of the loan.
Said property will be sold
subject to: (a) any outstanding ad valorem taxes (including taxes which
are a lien, but not yet
due and payable), (b) unpaid water or sewage
bills that constitute a lien
against the property

paid water or sewage bills that constitute a lieu against the property whether due and payable or not yet due and payable of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, estrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents many not provided until final

Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

dove.

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as agent and Attorney in Fact for Owen T Kenan Ir

Jr Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1216-2887A 1216-2887A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR AT-COLLECTOR AT TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2887A 05/10/2023, 05/24/2023, 05/31/2023

Gpn11 gdp1236 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Pearlene E. Bingley and Jervy O Bingley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC., its successors and assigns dated 3/20/2006 and recorded in Deed Book 46293 Page 0050 and modified at in Deed Book 46273 Page 0050 and modified to Deed Book 50585 Page 271 Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLD-ERS OF CWABS INC., ASSETBACKED CERTIFICATES, SERIES 2006-ABC1, conveying the after-described property to secure a Note in the original principal amount of \$421,690.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the perion of size of the public outcry to the period of the period sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

erty:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 83 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEOR-NETT COUNTY, GEOR-GIA, BEING LOT 25, BLOCK A, CLAIRE-MONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE I, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE.
This sale will be made
subject to any right of
the United States of
America to redeem the
hereinabove described
property within 120 days
from the sale date aforesaid, in order to satisfy
certain outstanding federal tax liens.
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and PLAT IS INCORPORAT

when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1776 Severbrook Place, Lawrenceville, GA 30043

Foreclosures

monly known as 1776 Severbrook Place, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Pearlene E. Bingley and Jervy O Bingley or tenant or tenants.

ants. Shellpoint Mortgage Ser-

vicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not payable and which may not be of record, (c) the right of redemption of only toxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta

tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

provided immediately above.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFI-CATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2006-ABC1 as agent and Attorney in Fact for Pearlene E. Bingley and Jervy O Bingley and Jervy O Bingley and Jervy O Bingley and Jervy O Bingley Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 33035, (404) 994-7400. 1263-3039A

9in 30305. (404) 994-7400.
1263-3039A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1263-3039A
6570/2023. 05717/2023,

POSE. 1263-3039A 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

O5/24/2023, 05/31/2023.

Gpn11
gdp1239
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Floyd C Dixon
and Lapina Dixon to
Morigage Electronic
Registration Systems,
Inc., as grantee, as nominee for Country-Wide
Home loans, Inc., it's successors and assigns, dated February 23, 2007,
recorded in Deed Book
47648, Page 731, Gwinnett
Country, Georgia 47648, Page 731, Gwinnett County, Georgia Records, as last transferred to The Bank of New York, Mellon FKA The Bank of New York, STrustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1 by assignment recorded in Deed Book 50768, Page 565, Gwinnett County, Georgia 50768, Page 565, Gwinnerr County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FIVE THOU-SAND SIX HUNDRED TWENTY-FIVE AND 07100

SAND SIX HUNDRED TWENTY-FIVE AND 0/100 DOLLARS (\$95,625.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at Such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

MADE A PART HERE-OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and indebtedness as and when due and in the manner provided in the Note and Security Deed. Note and Security Deed.
The debt remaining in
default, this sale will be
made for the purpose of
paying the same and all
expenses of this sale, as
provided in the Security
Deed and by law,
including attorney fees
(notice pursuant to
O.C.G.A. § 13-1-11 having
been given). O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemotion of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-

survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an " as-is" basis without any representation, warranty or sentation, warranty or recourse against the above-named or the unabove-named or the undersigned.
The Bank of New York Mellon FKA The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

ing attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 2580.

Legend Mill Run, Dacula, GA 30019 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sharlice Anthony or tenant or tenants. LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a 162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Spe-cialized Loan Servicing

9075 Foreclosures LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059.

80111, 800-306-0059.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Floyd C Dixon and Laping Dixon or a tenant or ina Dixon or a tenant or tenants and said proper-ty is more commonly known as 4440 Joseph Dr, known as 4440 Joseph Dr, Sneliville, Georgia 30039. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed.
The Bank of New York
Mellon FKA The Bank of
New York, as Trustee for
the certificateholders of
the CWABS, Inc., AssetBacked Certificates, Se-Backed Certificates, Series 2007-1 as Attorney in Fact for Floyd C Dixon and Lapina Dixon 14:16
Page 2
McCalla Paymer Leibert

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

line.net EXHIBIT A EXHIBIT A
All that certain parcel of
land situate in Land Lot
348 of the 4th District,
County of Gwinnett,
State of
Georgia, being known
and designated as:
Part of Lot 16, Block 40,
Norris Lake Shores Subdivision, Section Six, according to plat recorded
at Plat Book G, Page 19,
Gwinnett
Records, which refer-

following described property:

ALL THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
LAND LOT 304 OF THE
STH DISTRICT GWINNETT COUNTY, GEORGIA, BEING LOT 34,
BLOCK F, APALACHEE
HERITAGE SUBDIVISION, UNIT ONE, AS
PER PLAT RECORDED
IN PLAT BOOK 109,
PAGE 297298, GWINNETT COUNTY
RECORDS, SAID PLAT
BEING INCORPORATED HEREIN BY REFERENCE THERETO.
The debt securied by said
Security Deed has been

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indobtedness as and

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice

COUNTY, GEORGIA, CONTAINING 1.00
ACRE
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEING AT A POINT LOCATED AS THE COMMON LAND LOT CORNER OF LAND LOTS 169, 170, 164, AND 163, THENCE ALOND THE LAND LOT LINE DIVIDING LAND LOTS 169 AND 164, SOUTH 59 DEGREES 33 MINUTES 50 SECONDS WEST 660.8 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE, SOUTH 31 DEGREES 28 MINUTES EAST ALONG THE CONTENT OF PROPERTY NOW OF FORMERLY OWNED BY DRATON FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE THENCE ALONG THE THENCE THE POINT OF BEGINNING; THENCE ALONG THE THENCE ALONG THE THE POINT OF BEGINNING; THENCE ALONG THE THE THE POINT OF BEGINNING; THENCE ALONG THE

AND THE TROE FOINTING;
THENCE ALONG THE
NORTHEASTERLY
BOUNDARY LINE OF
PROPERTY NOW OF
FORMERLY OWNED
BY DRATON RAMMICK, SOUTH 31 DEGREES 28 MINUES
EAST 218.0 FEET TO
AN
IRON PIN; THENCE
NORTH 58 DEGREES 28
MINUTES EASE 200.0
FEET TO AN IRON
PIN; THENCE NORTH
31 DEGREES 35 MINUTES 16 SECONDS
WEST 218.0 FEET TO
AN IRON PIN; THENCE
SOUTH 58 DEGREES 28
MINUTES WEST 200.0
FEET TO AN IRON
PIN; THENCE
SOUTH 58 DEGREES 28
MINUTES WEST 200.0
FEET TO AN
IRON PIN AND THE
GINNING.
TOGETHER WITH AN
EASEMENT FOR
INGRESS AND EGRESS
BEING MORE
PARTICULARLY DESCRIBED
AS
FOLLOWS:
ALL THAT TRACT OF
PARCEL OF LAND LYING AND BEING IN
LAND LOT 164 OF
THE 6TH DISTRICT,
GWINNETT COUNTY,
GEORGIA AND BEING
MORE
PARTICULARLY DETHE 6TH DISTRICT,
GWINNETT COUNTY,
GEORGIA AND BEING
MORE
PARTICULARLY DECRIBED
AS
FOLLOWS;
BEGINNING AT A POINT,
SAID.POINT

SAID POINT
BEING LOCATED 247.6
FEET WESTERLY
FROM THE INTERSEC-TION FORMED BY
THE NORTHERLY
THE NORTHERLY
RIGHT OF WAY OF
WILLIAMS ROAD (HAVING AN 80-FOOT
RIGHT OF WAY) AND
THE EASTERLY LINE
OF LAND LOT 164;
THENCE LEAVING
SAID RIGHT OF WAY
NORTH 25 DEGREE 212
MINUTES WEST 288.8
FEET TO A
POINT; THENCE

MINUTES WEST 288.8
FEET TO A
POINT; THENCE
NORTH 8 DEGREES 5.1
FEET TO A POINT;
THENCE NORTH 25 DEGREES 12 MINUTES
WEST 30.2 FEET TO A
POINT; THENCE
SOUTH 64 DEGREES 48
MINUTES WEST 40.0
FEET TO A POINT;
THENCE SOUTH 74
DEGREES 25 MINUTES
6 SECONDS WEST 169.9
FEET TO A POINT;
THENCE SOUTH
59 DEGREES 57 MINUTES 01 SECONDS
WEST 110.3 FEET TO A
POINT; THENCE
NORTH 31 DEGREES 38
MINUTES 16 SECONDS
WEST 110.3 FEET TO A
POINT; THENCE
NORTH 31 DEGREES 38
MINUTES 16 SECONDS
WEST 109.7 FEET TO A
POINT;
THENCE SOUTH
POINT;
THENCE SOUTH
ST DEGREES 38
MINUTES 16 SECONDS
WEST 109.7 FEET TO A
POINT;
THENCE SOUTH
ST DEGREES 37
MINUTES 16 SECONDS
WEST 109.7 FEET TO A
POINT;
THENCE SOUTH
ST DEGREES 37
THENCE SOUTH
ST DEGREES 38
THE ST DEGREES 39
THE ST DEGREES 3

WEST 109.7 FEET TO A POINT;
THENCE SOUTH 57 DE-GREES 24 MINUTES 44 SECONDS WEST 30.0 FEET TO AN IRON PIN FOUND;
THENCE SOUTH 31 DE-GREES 35 MINUTES 16 SECONDS EAST
139.7 FEET TO A POINT;
THENCE NORTH 59 DEGREES 57 POINT; THENCE NORTH 59 DEGREES 27 MINUTES 01 SECOND EAST 134.3 FEET TO A POINT; THENCE NORTH 74 DEGREES 25 MINUTES 25 SECONDS EAST 168.9 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12

Foreclosures 9075 MINUTES EAST 200.0
FEET TO A POINT;
THENCE SOUTH 08 DEGREES 05 MINUTES
EAST 51.1 FEET TO A
POINT; THENCE
SOUTH 25 DEGREES 12
MINUTES EAST 26.28
FEET TO A POINT
LOCAED ON THE
NORTH SIDE OF
WILLIAMS ROAD;
THENCE ALONG SAID
RIGHT
OF WAY SOUTH 81 DElien against the property whether due and payable or not yet due and payable and which may

Foreclosures

RIGHT
OF WAY SOUTH 81 DEGREES 38 MINUTES
EAST 48.0 FEET TO A
POINT AND THE
POINT OF BEGINNING
BEING THE SAME
PROPERTY AS SHOWN
ON PLAT OF
SURVEY PREPARED
BY RUPPE ENGINEERING CO., DATED
MARCH 6, 1989. BEING
IMPROVED PROPERTY KNOWN AS 6049
WILLIAMS ROAD, NORCROSS,
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES
IN GWINNETT
COUNTY, GEORGIA.
Said property being
known as: 6049
WILLIAMS ROAD NORCROSS, GA 30093
To the best of the undersigneds knowledge, the
party or parties in possession of said property
is/are LARRY E
CLOVER or tenant(s).
The debt secured by said
Security Deed has been
and is hereby declared
due and payable because
of, among other possible
events of default, failure
to pay the indebtedness
as provided for in the
Note and said Security
Deed. The debt remaining in default, this sale
will be made for the
purpose of paying the
same and all expenses of
sale, including attorney fees
having been given).
Said property will be sold
subject to the following:
(1) any outstanding ad
valorem taxes

payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. or to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as

9075

the status of the loan provided immediate the status of the loan as provided immediately above. Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Sharlice M Anthony and Jermaine S Anthony Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1154-2414A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2414A 05/10/2023, 05/17/2023, 05/17/2023, 05/24/2023, 05/31/2023. immediately

GPN11
gdp1244
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Security Deed executed by
LARRYE
CLOVER to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS
BENEFICIARY, AS
NOMINEE FOR COUNTRYWIDE HOME
LOANS, INC. in the original principal amount of
\$148,000.00 dated May 6,
2003 and recorded in
Deed Book 32523, Page
260, Gwinnett County
records, said Security
Deed being last transferred to PNC BANK,
NATIONAL ASSOCIATION in Deed Book
60441, Page 104, Gwinnett
County records, the
undersigned will sell at
public outcry to the highest bidder for cash, before the Courthouse door
in said County, or at such
other place as lawfully
designated, within the legal hours of sale, on
June 66, 2023, the property in said Security Deed
and described as follows:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BIENG IN
LAND LOT
164 OF THE 6TH DISTRICT, GWINNETT
COUNTY, GEORGIA,
CONTAINING
1.00 (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any mathers which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptey Code: and that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
PNC Mortgage 3232 Newmark Drive Miamisburg, OH 45342 800-367-9305 (ext 4120611209)
Note that pursuant to O.C.G.A. § 441-4162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT.
COLLECT A DEBT. ANY INFORMA-

TEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED MAY
BE USED FOR THAT
PURPOSE.
PNC BANK, NATIONAL
ASSOCIATION,
as Attorney-in-Fact for
LARRY E CLOVER
Robertson, Anschutz,
Schneid, Crane & amp;
Partners, PLLC
10700 Abbotts Bridge
Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-098033 –
LiV
05/10/2023, 05/17/2023,

05/10/2023, 05/17 05/24/2023, 05/31/2023. 05/17/2023, Gpn11 gdp1246

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Robert Taylor and Palma L Taylor to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BBMC Mortgage, A Division of Bridgeview Bank Group, its successors and assigns, dated February 23, 2018, recorded in Deed Book 55747, Page 36, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica. and as modified by that certain Loan Modification Agreement recorded in Deed Book 57912, Page 189, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC D/B/A Mr. Cooper by assignment recorded in Deed Book 56620, Page 870, Gwinnett County, Georgia

56620, Page 870, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED TEN THOUSAND AND 0/100 DOLLARS (\$310,000.00), with interest thereon as set forth therein, there will be sold at public outwill be sold at public out

will be sold at public outcry to the highest bidder
for cash before the courthouse door of Gwinnett
County, Georgia, or at
such place as may be
lawfully designated as an
alternative, within the legal hours of sale on the
first Tuesday in June,
2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the

indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by

law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given) en). Said property will be sold

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessthe property, any assessments, liens, encumthe property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an & quot; as-is& quot; basis without any representation, warranty or recourse against the above-named or the undersigned.

undersigned.
Nationstar Mortgage
LLC is the holder of the
Security Deed to the
property in accordance